

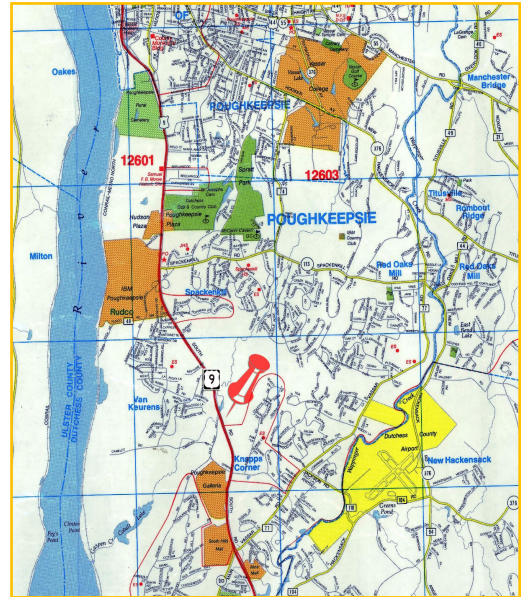


FOR SALE MIXED-USE DEVELOPMENT SITE



U.S. ROUTE 9 - POUGHKEEPSIE

- **U.S. Route 9**
31 Kerr Road
Poughkeepsie, NY 12601
 - **Location:** U.S. Route 9 Area across from Sheafe Road
Mid-Hudson Bridge - 6.8 Miles / 13 Minutes
 - **Access:** Direct access via Parcel A, U.S. RT 9 / South Rd
Secondary Access through Country Club Estates
 - **Acreage:** 117.70 ± Acres
 - **Area Retailers:** Poughkeepsie Galleria
South Hills Mall
Chestnut Plaza
 - **Utilities:** Municipal Water, Sewer, & Gas
 - **Zoning:** R-1.5A, Residential, Single Family
- | Demographics: | 3 Miles | 5 Miles | 7 Miles |
|-----------------|----------|----------|----------|
| Population | 31,284 | 88,364 | 154,311 |
| Avg. HH Income | \$96,502 | \$86,724 | \$84,215 |
| # of Households | 11,843 | 33,005 | 56,777 |
- **Area Traffic Count:** U.S. RT 9 & South Road - 44,854 AADT
 - **Asking Price:** ~~\$5,500,000~~ ****PRICE REDUCED****
 - **Now Asking:** \$4,500,000



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** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **